


County of San Diego General Plan

*CREST / DEHESA /
HARBISON CANYON /
GRANITE HILLS
COMMUNITY PLAN*
Adopted August 3, 2011



CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Crest/ Dehesa/ Harbison Canyon/ Granite Hills Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.



Attest:

ERIC GIBSON, Director
Department of Planning and Land Use

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Introduction to the Community Plan

Introduction to the Community Plan

Purpose of the Community Plan

Community and Subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These distinct communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and Subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or Subregional plan (Plan) is a key tool for the public, Community Planning/Sponsor Groups, County staff, and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

Scope of the Community Plan

This Subregional Plan covers the planning area of 20,200 acres, which is illustrated in Figure 1 below. This planning area includes approximately 20,189 acres and contains the communities of Crest, Dehesa, Harbison Canyon, and Granite Hills.

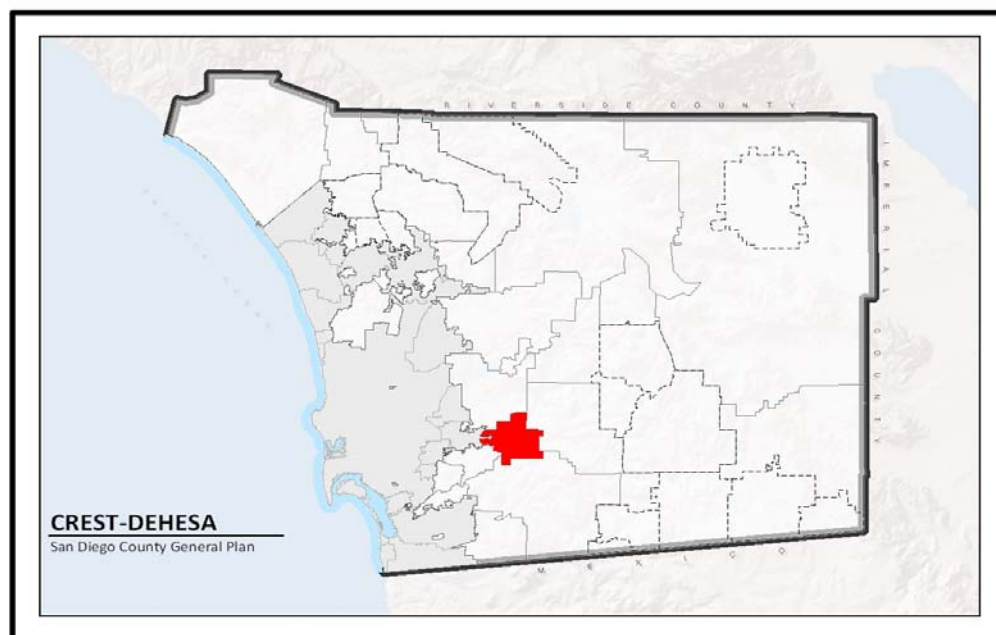


Figure 1: Crest/Dehesa/Harbison Canyon/Granite Hills Community Planning Area

Content and Organization of the Community Plan

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement. A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces, and the region.

Community Profile/Community Character. A description of the Community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.

Elements. Due to the breadth and detail of the Countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- **Land Use.** Application of countywide land use designations and goals and policies to reflect the distinguishing characteristics and objectives for the Community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility; and similar topics.
- **Mobility.** Delineates the roadways, transit corridors, bicycle paths, equestrian paths, and pedestrian trails that supplement and complete the road networks defined by the countywide Circulation Element. Policies may also address unique Community issues such as neighborhood traffic intrusion, commercial district parking, local public transit, and infrastructure improvements.
- **Conservation and Open Space.** Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open space, and other specific resources within the Community Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.
- **Safety.** Application of countywide Safety Element policies to address specific safety issues in the Community Plan area. This may encompass actions to protect residents and development from defined risks.
- **Noise.** Application of countywide Noise Element policies to address specific source issues and impacts in the Community Plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting and hillsides in contrast to those located adjoining urban and suburban development.

How to Use the Community Plan

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan Appendix LU-1) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these Countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

Implementing, Monitoring, and Amending the Community Plan

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation, and to amend the Plan when necessary. Each Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Community Planning/Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

Community Background

The Crest/ Dehesa/ Harbison Canyon/ Granite Hills Subregion is located in the southwest quadrant of San Diego County. The area consists of approximately 33 square miles and includes the communities of Crest, Granite Hills, Dehesa and Harbison Canyon. Refer to Figure 2 on page 5 for the Crest-Dehesa Context Map. Included within the area, but autonomous, is the 640 acres Sycuan Indian Reservation.

a. History

The earliest documented inhabitants of San Diego County are known as the San Dieguito Paleo-Indians with evidence of them in the Valley dating back 10,000 B.C.. The Sycuan people and their ancestors have lived in the San Diego area for 12,000 years.

Dehesa was founded in the 1860s, and became known for its extensive production of grapes, olives, and fruits. The ridge top community of Crest was developed as a planned cabin subdivision (Suncrest) in the 1920's. Harbison Canyon, located in the upper reaches of Dehesa Valley, was developed as a recreational subdivision in 1926. Granite Hills is almost built out at rural densities and it forms an effective transition between the estate and rural uses in the Subregion and the highly urbanized City of El Cajon.

b. Relationship to Adjoining Communities

The Subregion is bordered by Lakeside to the north, Alpine to the east, Jamul to the south, and El Cajon to the west. The 2010 SANDAG estimates for population and housing in the Crest/ Dehesa /Harbison Canyon/ Granite Hills Community Planning area identify a population of 10,507 with a total of 3,562 housing units.¹

¹ SANDAG Profile Warehouse <http://profilewarehouse.sandag.org/profiles/est/cocpa1903est.pdf>, September 2010

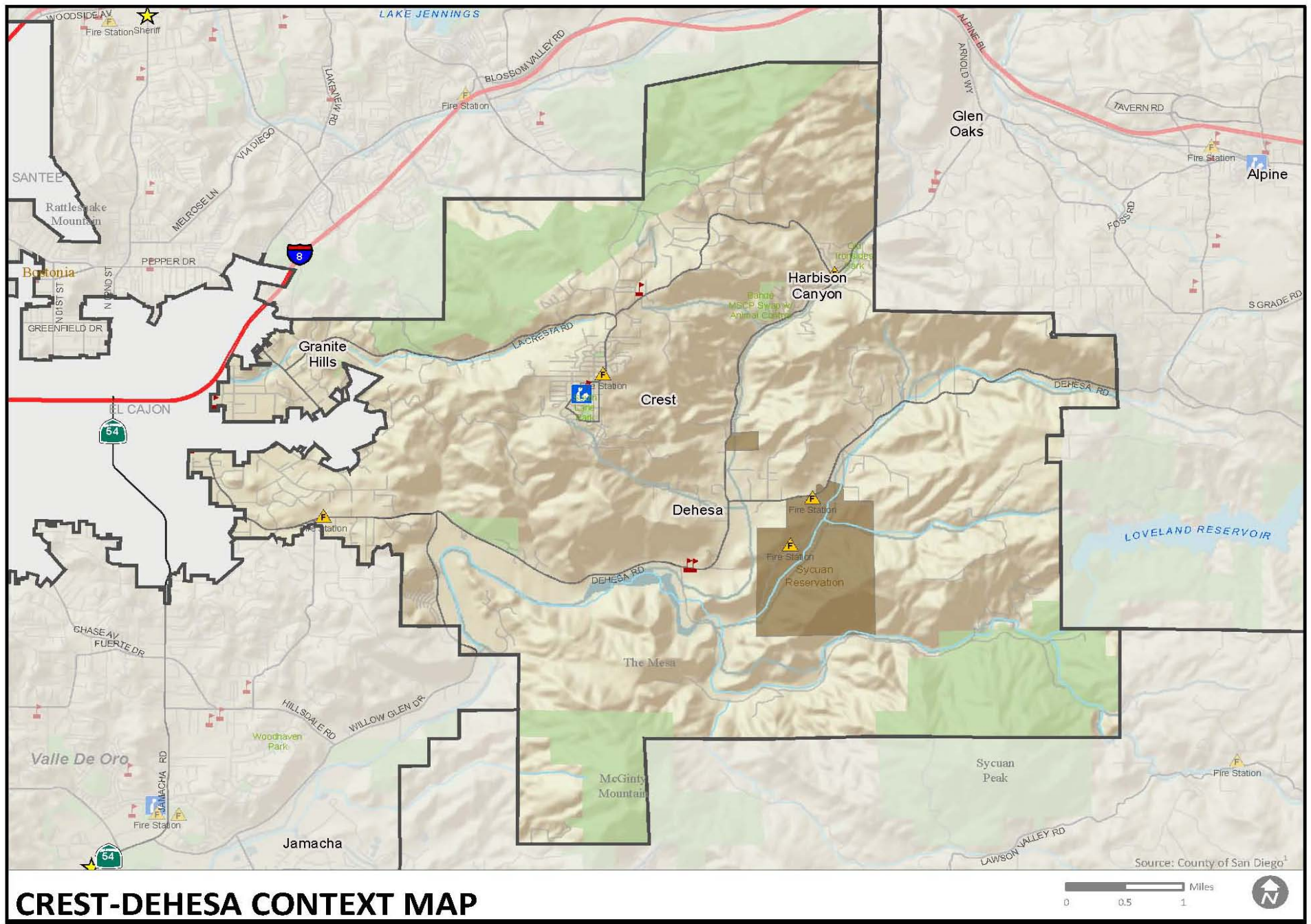


Figure 2

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c. Environmental Setting

The area is geographically diverse, containing within its boundaries important geologic resources, such as: steep mountains, massive rock formations, rolling hills, open valleys, and deep canyons. The Subregion contains diverse natural habitats including significant oak woodlands and wildlife resources, riparian areas, and at least 17 identified rare and endangered plants. Natural watercourses enhance the rural character of the Subregion and provide regionally scarce wildlife habitat. Sweetwater River flows from, Loveland Dam through the southern Subregion, passing through Lake Emma, where the river bends west and runs to parallel Dehesa Road. Forester Creek, Rios Canyon Creek, Harbison Canyon Creek, and North Fork of the Sweetwater Creek flow out of Crest and Alpine, and Lawson Creek out of Lawson Valley are major tributaries of the Subregion. A variety of flora and fauna exists and archaeological formations, especially those relating to Indian settlements abound.

Conservation / Open Space

Rural lands provide a needed contrast to the urban landscape with each defining and enhancing the value of the other. Rural open space serves to differentiate and increase the quality of the San Diego region. The Subregion contains undisturbed ridge tops and uninterrupted horizons that are aesthetically pleasing and define the rural character of the Subregion. Five Resource Conservation Areas (RCA) currently located within the Subregion, are shown in Appendix A and described below.

1. *McGinty-Dehesa-Sycuan RCA #68*: This RCA contains three prominent peaks that are visible from within the Subregion and the City of El Cajon, as well as portions of the Sweetwater River. These mountains are also biologically important because they contain many rare, endangered, and threatened plants associated with reddish, iron- and magnesium- rich gabbro soils. This RCA contains almost the entire world's population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego Thornmint, threatened San Miguel Savory, Gander's butterweed, Felt leaf rock mint, Dean's milkvetch, the rare California Copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. In addition, the Sweetwater River and its important riparian habitats support a large number of stream dependent wildlife. The California Natural Area Coordinating Council has designated this resource area as a significant Natural Area.
2. *Harbison Canyon RCA #60*: Resources in this RCA include oak woodland and riparian vegetation in the canyon bottom. Also included is the gorge area at the southern end of Galloway Valley, which is a highly visible landmark and contains populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*).
3. *North Fork of the Sweetwater River RCA #122*: This RCA contains oak woodland and streamside riparian vegetation of high aesthetic and wildlife value.
4. *Flinn Springs RCA #60*: This RCA includes a mixture of oak woodlands and steep rocky massive granitic outcrops. Both the woodlands and outcrops serve

as valuable wildlife habitat. Extensive populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*) occur in this area.

5. *East Forester Creek RCA #121*: Resources in this RCA include the oak woodland and stream side riparian vegetation along Forester Creek.

d. Existing Land Uses and Community Character

The Crest, Dehesa, Harbison Canyon and Granite Hills Subregion contains four separate communities that exhibit, to varying degrees, a physical, social, and cultural environment that provides relief from the growth taking place, mainly in the City of El Cajon to the west, but also to the north in the unincorporated community of Alpine.

The most intensely settled portions of the Subregion are the Rural Villages of Crest, Harbison Canyon; Granite Hills, and the Singing Hills Specific Plan Area. Also, the area north of the Crest Country Town is gradually developing at typical estate residential densities. Due to physical, environmental, and service constraints, most of the Subregion remains largely undeveloped or in scattered low intensity agricultural uses. Nonetheless, the scenic qualities of the Subregion combined with its proximity to urban areas make it desirable for residential uses. Granite Hills is an active, developed area, but it lies at the eastern fringe of the City of El Cajon, and as such relates more as a transition area between urbanized El Cajon and the rest of the more rural Subregion.

Crest

Crest is a unique mountain-top community that overlooks the Dehesa Valley to the south, Lakeside to the north, and El Cajon to the west. During the 1920's, the area of the current Rural Village was planned and subdivided into resort-style developments. It is important that the historic townsite in Crest remain the focus of the community.

The historic townsite of Crest is, today, an area of single-family homes with diverse architectural styles built at densities typical of suburban areas. There are many constraints to development within the Rural Villages. There are no sewer systems. Consequently, lots must be large enough to accommodate adequate septic systems. The topography isolates Crest from the urbanized areas to the north and west, while giving the residents convenient access to urban amenities via La Cresta Road. Many of the residential streets in Crest are narrow and unpaved, which is consistent with the rural character of the area. Horseback riding is an important recreation in Crest and trails are often used.

The landscape within the Crest Rural Village is varied with introduced species mixed in with the indigenous oak and coastal sage scrub. Many stands of eucalyptus trees, which have existed since the early days of the settlement, continue to thrive. Large groupings of granite rocks are another important aesthetic element of Crest. There are a number of major drainages out of Crest. One, in particular, flows through the center of town. This watercourse, and the trees and other vegetation that line it, form a significant aesthetic element to the character of the Crest Rural Village. Seven other intermittent spring drainages include Mountain View Road/Frances, Cornelius Ranch Springs, Rios Canyon streambed, Dawn View/Al Bahr Road drainage, Crest Rural Village drainage, South Lane Park/South Lane Spring, and Gibson Highlands/Mountain View Road drainage.

The townsite of Crest contrasts with the area of estate development that spreads out to the north. Existing lot sizes range from less than one acre to eight acres with many large undeveloped, but heavily constrained tracts of land to the south, east, and west.

The steep slopes that surround the Crest Rural Village are mostly exposed granite. Suncrest or Dehesa Mountain to the south, Ironside Mountain to the northeast, and El Capitan in the distance to the north, are highly significant scenic resources. Also, these massive granite formations are somewhat unstable with large boulders that occasionally separate and roll down the slopes. Thus development, both on the slopes and at their base, can impact scenic resources and can be potentially hazardous.

Certain types of small businesses are allowed in the A70 Limited Agriculture Use Regulation, and it is important to the community that this feature be retained in the future zoning for the land located outside of the Crest Rural Village.

Dehesa

The Dehesa Valley is a picturesque, pastoral, agricultural area located along the upper reaches of the North Fork of the Sweetwater River and along the lower portions of Harbison Canyon Creek. The Dehesa Valley follows the Sweetwater River west past Lake Emma, encompassing the river's sharp bend to the south near the intersection of Dehesa Road and Willow Glen Road. It was originally founded in the 1860's, and it eventually became known for production of grapes, olives, and deciduous fruits. Today, Dehesa remains primarily agricultural and residential. However, agriculture should be encouraged in the valley. Agriculture has all but disappeared from the Dehesa Valley, today, but its distinctive rural character still remains.

Mountains rising up on all sides of Dehesa help keep development contained and separated from the neighboring communities of Alpine, Crest, Harbison Canyon, and Granite Hills.

The uses taking place on the Sycuan Indian Reservation, which are located immediately southeast of the Dehesa Rural Village, generate considerable traffic along Dehesa Road. Continued expansion of these enterprises may foster more development on the reservation, which could have an impact upon the availability of groundwater resources in Dehesa.

Architecturally, the Dehesa area is a diverse mixture of farm houses and estate sized residences with no specific style predominating. Uniform production like housing would be inconsistent with the existing character of Dehesa.

Horseback riding is an important pastime in Dehesa with trails existing throughout the area. Since horse traffic is likely to be a popular recreation for some years to come, it is important to provide public trails for horses along existing Mobility Element roads.

Sloane Canyon, in the southeast portion of the Subregion, is formed by the main channel of the Sweetwater River, and it is located between Loveland Reservoir and where the river turns west to parallel Dehesa Road, widening into Lake Emma at the bend. The landscape is rugged and very scenic with steep slopes covered with oaks, chaparral, and scenic rock outcroppings. With the exception of the portion of the channel that was previously mined for construction quality sand, the canyon remains in its natural state.

Harbison Canyon

Harbison Canyon is a small community along an oak-lined mountain valley. First subdivided in the early 1900's, the intent was to provide a destination for those seeking some relief from the heat and pressures of the urbanizing areas of San Diego. The original lots were very small and offered little opportunity to accommodate, what might be considered today, a full-sized single family residence. Most of the initial development was comprised of small cottages or cabins in keeping with the concept of a weekend retreat.

Development progressed slowly and in most cases the small lots were combined into areas of between one-third and one-half acres to provide building sites that would meet Department of Environmental Health requirements for septic systems. Over the years, the lack of large scale development in Harbison Canyon has given the community a pleasingly eclectic appearance, and the need to customize building sites creates a positive sense of closeness. In addition, the need to carefully pick building sites has resulted in the kind of residential development that fits in with the major physical elements of the community that have been identified as the following:

- vegetation and natural habitat that includes oak, pepper, pine, china berry, ceanothus, and a wide variety of wildflowers;
- the creekbed with its lush, overgrown, and natural appearance;
- the steep walls of the canyon with massive rock outcroppings; and
- the ridgetops above the canyon, which when silhouetted against a clear night sky, provide an important aesthetic resource.

The roads in Harbison Canyon are tree lined country lanes. Some are not paved and many simply appear to end up as private driveways. Even Harbison Canyon Road, despite ever increasing traffic, retains the same winding, tree lined appearance.

Granite Hills

Granite Hills is located in the western portion of the Subregion. It is split into north and south sections by a finger of land that is within the jurisdiction of the City of El Cajon, which penetrates in a west to east direction. The northern portion is primarily accessed via Greenfield Drive, while the southern portion is accessed via Dehesa Road.

Granite Hills is mainly in the Semi-Rural Regional Category east of El Cajon. It is largely built out with the area to the south being planned and developed at a density of about one dwelling unit per acre. The area to the north is at slightly higher overall density.

Development within the County's jurisdiction generally blends in well with development within the city. One main difference is that sewer service is available to the residents within the city, and consequently, lot sizes can be smaller. While smaller lots do exist, especially in the northern section of Granite Hills, the prevailing lots size is about one acre. Another typical difference between city and county development is that streets within the city have curbs, gutters and, sometimes, sidewalks, whereas the County does not. The absence of these types of street improvements enhances the semi rural ambience of Granite Hills. In spite of being within the Sphere of Influence of the City of El Cajon, residents of the northern portion of Granite Hills have shown little interest in annexing.

Granite Hills has been gradually changing from agriculture to residential uses with some small scale agricultural operations remaining. Horse ownership is common, and trails linking the Subregion are an important feature of the area. The topography is gently rolling in character, and gradually increasing in elevation to the east, where it rises abruptly along a ridge covered in chaparral and granite rock outcroppings. The predominant feature of the Granite Hills area is the semi rural settlement pattern set against a background of chaparral covered granite ridges.

e. Existing Community Facilities and Infrastructure

Water

Most of the Subregion is currently served by the Padre Dam Municipal Water District (MWD), Otay MWD and Helix Irrigation District. Imported water is available in Granite Hills, Crest, Harbison Canyon, Singing Hills, and a portion of Dehesa. Dehesa Valley, while in the County Water Authority, is not served with imported water and depends upon groundwater resources. The boundaries of the County Water Authority do not include roughly 2,300 acres of land located in the far southeastern portion of the Subregion, which include the interior half of Sloane Canyon and Sycuan Indian Reservation.

Wastewater

Crest and Harbison Canyon are both communities that retain fairly high residential densities despite the lack of essential services, such as sewer. Both are surrounded by areas of conventional lower density estate development and large areas of vacant land, much of which is constrained from development. Sewers are not expected nor desired in the Subregion, and, due to the regional scope of the sewage disposal problem in San Diego, it is highly unlikely that sewer will be available to the Subregion even in the long term.

Park and Recreation

Existing local community park and recreation facilities in the Subregion are described below according to their location.

Community Facilities

Community park facilities are either located within the Crest Rural Village or in the vicinity and are used by residents of the rural village.

- *Nancy Jane Park*: This two-acre County Park contains a tot lot, play area, tennis court, multi purpose court, 15 off-street parking spaces, picnic facilities, and restrooms. The park site was acquired by the County in 1928, and is maintained by the County Parks and Recreation Department.
- *South Lane Park*: Purchased by the County in 1979, the 10.45 acre Linear park (trail) includes a horse arena, round pen, and parking. Due to its proximity to Suncrest Blvd, it is the secondary emergency community facility site and large animal evacuation center..

- *Crestridge Ecological Reserve*: The 2,600 acre Reserve was established in Crest in 1999, on land that had Formerly belonged to the Fletcher family and was used for centuries by native Kumeyaay people. It was proposed for development, but was deemed to have significant biological value, and calls for its preservation were initiated by local residents who formed the Crest Open Space Supporters. As an Ecological Reserve of the California Department of Fish and Game (CDFG), Crestridge provides protection for many environmentally sensitive animals and plants; allows low impact recreational use during daylight hours; and provides a setting for education that teaches students the value of their environment and the importance of civic responsibility. Recreational uses include hiking and equestrian activity. It is the only CDFG ecological reserve in San Diego County that allows use of mountain bicycles.
- *Flinn Springs Park*: This 42 acre Community Park contains family and group picnic facilities, a dance ramada, ball fields, tot lots, junior play areas, and horseshoe and volleyball courts. The park is maintained by the County Parks and Recreation Department. This facility is used by Crest residents; however, it is not within the Subregion.
- *Crest Elementary School*: Set on five acres, includes a large multi-purpose room, recreation facilities, such as softball fields, basketball courts, and play equipment, also has public parking, and is open to the public by permit.
- *Crest Community Building*: This private community group facility is owned and operated by the Crest Community Association Incorporated. The facility is located on about a half-acre of land.
- *Crest Community Church* also offers meeting space.

Community facilities in Dehesa include:

- *Dehesa Elementary School*: The school contains approximately 1 acre of play equipment, open space areas, and picnic tables. However, access to the public is limited. Indoor meeting space is available upon request.
- *Sycuan Resort*: Public use of golf course (373 acres) and meeting space. Private pool and tennis club.
- Encourage Parkland development in Dehesa

Community facilities available to residents of Harbison Canyon are identified below.

- *Old Ironside Park and Community Center*: This one acre neighborhood park contains a Community Center Building (130 person capacity), natural spring, multi purpose deck, play area, picnic facilities, 18 parking spaces, and restrooms. The park site was acquired by the County in 1954, and is maintained by the County Parks and Recreation Department.
- *Shadow Hills Elementary School (Alpine Union School District)*: The elementary school contains approximately ten acres of recreation facilities, including softball fields, basketball courts, handball courts, picnic facilities, and parking, which is open to the public. This facility is used by Crest residents; however, it is not within the Subregion.

Community facilities available to residents of Granite Hills include:

- *John F. Kennedy Park (City of El Cajon)*: This community park site contains approximately five acres of facilities including a community center, soccer field, tennis courts, exercise course, softball fields, parking, restrooms, handball courts, and picnic facilities. This facility is used by Crest residents, however, it is not within the Subregion.
- *Granite Hills High School*: Although not within the Subregion, it provides fields for active recreation that were partially paid for by the Subregion's Park Land Dedication Ordinance (PLDO) funds.

Regional Facilities

Regional park facilities in the Subregion include:

- *Bureau of Land Management Land*: 40 acres is adjacent to the Sycuan Peak Sweetwater River Ecological Preserve. There are currently no recreational facilities planned for development.
- *McGinty Mountain Plan Preserve*: The McGinty Mountain Plan Preserve is part of the San Diego National Wildlife Refuge, which totals approximately 9,211 acres and traverses the communities of Otay, Jamul Dulzura, Sweetwater, and Crest Dehesa.
- *Sycuan Peak Sweetwater River Ecological Reserve*: This is managed by the Department of Fish and Game. There are currently no recreational facilities planned for development. Education

Local higher education is offered by the Grossmont / Cuyamaca Community College District, which currently operates two campuses with an enrollment of 15,500 students.

f. Public Safety

Fire Protection

Fire protection in the Subregion is provided by the San Miguel Fire Protection District and the San Diego Rural Fire Protection District with stations in Harbison Canyon and Dehesa. The San Miguel Fire Protection District is staffed with 100 full-time employees and covers an area of approximately 47 square miles in the eastern portion of urban San Diego County. The San Miguel Fire Protection District operates through an effective labor/management process known as Relationship by Objective (RBO), which allows labor and management to work cooperatively to identify all products and or services that the customer and employee receive from the district. In addition to its primary responsibility of providing structural fire protection, the District also provides emergency medical and transportation services to approximately 124,000 residents. The average response time is 5-7 minutes. The San Miguel Fire Protection District was created in July, 1988, as the result of the merging of the Grossmont Mount Helix and Spring Valley Districts. The East County Fire Protection District merged with the San Miguel Fire Protection District in 2008. The District maintains two fire stations within the Subregion, one located on Dehesa Road in Granite Hills and a second in Crest. Average response time is five minutes. Another station is located nearby on Jamacha Road, and the City of El Cajon will also provide assistance if necessary. The Rural Fire Protection District is a public department comprised of paid and volunteer units serving the southeastern

portion of the Subregion. The Harbison Canyon Volunteer Fire Station response travel time is five minutes. The company maintains mutual aid agreements with other volunteer units in Dehesa, Jamul, Descanso, etc. The Dehesa Valley Volunteer Fire Station also has an estimated five minute response travel time with full mutual aid backup, if needed.

In addition to the San Miguel and the San Diego Rural Fire Protection District, the Sycuan Fire Department (SFD) is a full-time fire department that is staffed 24 hours a day, seven days per week. The SFD has existing automatic aid agreements with the San Diego Rural and the San Miguel Fire Protection District that includes East County Fire.

Law Enforcement

Service is provided to the Subregion out of the Sheriff's substations in Santee, Lakeside, and Alpine. The response time for priority calls throughout the Subregion is about 13 minutes, and for non-priority calls the response time ranges from between 20 and 30 minutes. In addition to the Sheriff presence in the Dehesa Valley, the Sycuan Tribal Police patrol several miles of public roads through the area in coordination with the County Sheriff's Department and California Highway Patrol.

Community Vision

1. Land Use (LU)

Rural Village Boundaries

The Rural Village Boundaries for Crest and Dehesa are shown in Figure 3 at the end of this section on page 21.

Land Use Diagram

The Land Use Map is included as Figure LU-A-5 in the County General Plan Land Use Maps Appendix

1.1 Community Character

Issue LU 1.1 Generally, the topography and the nature of existing development within the Subregion offer an opportunity to retain the established communities as separate entities surrounded by areas of very low density development and open space. It is essential that the design of large scale development be such that it will enhance rather than detract from the important role that these four communities play as focal points of land use activity within the Subregion.

Clustering may be appropriate in the Crest/Dehesa/Harbison Canyon/ Granite Hills Subregion because of the generally rugged terrain and other environmental constraints.

Goal LU 1.1 Develop land in a manner that reinforces the identity of the existing communities of Crest, Dehesa, Harbison Canyon, and Granite Hills, while maintaining each area's rural, rustic character.

SUBREGION

Policy LU 1.1.1 Require all offsite mitigation to be provided within the planning area. (Formerly LU Community Character Subregional Policy 3)

Policy LU 1.1.2 Restrict development with residential clustering from utilizing lots less than one acre net, while requiring the development to provide imported water. (Formerly LU Residential Policies 3 & 9)

Policy LU 1.1.3 Require new residential development to preserve open space areas with no modifications such as steep slopes and canyons, floodplains, agricultural lands, ridgetops, and unique scenic views in order to reinforce the rural character of the Subregion. (Formerly LU Residential Policy 4)

Policy LU 1.1.4 Require new residential development to provide buffer areas in order to separate residential uses from incompatible activities that may create heavy traffic, noise, lighting, odors, dust, and unsightly views. (Formerly LU Residential Policies 6)

Policy LU 1.1.5 Require subdivisions within areas that are adjacent to steep granite hillsides to be designed so that home sites are safe from large falling boulders and rock slides. (Formerly LU Residential Policy 10)

Policy LU 1.1.6 Encourage a mixture of housing styles and types to create a varied and interesting environment. (Formerly LU Subregional Community Character Policy 5)

CREST

Policy LU 1.1.7 Preserve the rural historic atmosphere by recognizing that while some lot sizes are non-conforming they should be allowed to improve their property. (Formerly CC Crest Policy 1)

Policy LU 1.1.8 Maintain the quiet atmosphere and tree lined streets of the Rural Village by encouraging walking, bicycling, horseback riding, and slow vehicular speeds. (Formerly CC Crest Policy 2)

Policy LU 1.1.9 The concept of a self-contained, self-sufficient rural community should be used to guide the future character of development in Crest. (Formerly CC Crest Policy 3)

Policy LU 1.1.10 Major new development south and west of Crest should not impact the traffic within the Crest Rural Village. (Formerly CC Crest Policy 4)

Policy LU 1.1.11 Architectural styles within the Rural Village should reflect the historic past of Crest. Small scale bungalows and resort cottages are compatible with this area as well as building materials, such as stone and County approved wood substitutes. (Formerly CC Crest Policy 5)

Policy LU 1.1.12 In any major new development south and west of Crest, ranch-style homes should predominate. Colors should blend with the existing earth tones and granitic landscape. (Formerly CC Crest Policy 6)

Policy LU 1.1.13 Require the Specific Plan Area at the south edge of Crest to provide active recreation parks, trail connectivity, and fire facilities.

DEHESA

Policy LU 1.1.14 Encourage outdoor activities, such as small scale farming, animal husbandry, and horseback riding, to maintain the pastoral-rancho style of living. (Formerly CC Dehesa Policy 1)

Policy LU 1.1.15 Encourage development on gentle slopes above the valley floor, which is sometimes subject to flooding by the Sweetwater River, the North Fork of the Sweetwater River, and Harbison Canyon Creek. (Formerly CC Dehesa Policy 2)

Policy LU 1.1.16 Require development within or changes to plans for the two Specific Plan Areas located at the western end of Dehesa Valley to provide for uses that are compatible with the rural lifestyle of Dehesa. (Formerly CC Dehesa Policy 3)

Policy LU 1.1.17 Require major development in the two Specific Plan Areas located at the western end of Dehesa Valley to provide regional and active recreation parks. (Formerly CC Dehesa Policy 4)

HARBISON CANYON

Policy LU 1.1.18 Prohibit development from altering the dramatic scenic land forms or significantly disturbing the stand of oaks on the narrow valley floor to maintain the mountain valley atmosphere of the community. (Formerly CC Harbison Canyon Policy 1)

Policy LU 1.1.19 Require building materials of natural materials, emphasizing County approved wood substitutes and stone exteriors. (Formerly CC Harbison Canyon Policy 4)

Policy LU 1.1.20 Encourage walking, bicycling, horseback riding, and slow vehicular speeds to maintain the quiet atmosphere and tree-lined streets of the Rural Village. (Formerly CC Harbison Canyon Policy 5)

Policy LU 1.1.21 Promote the use of County-owned land between Harbison Canyon Road and Harbison Canyon Creek to extend Ironside Park south in a linear configuration or to be retained as natural open space. (Formerly CC Harbison Canyon Policy 6)

Policy LU 1.1.22 Encourage the acquisition of privately-owned land located between Harbison Canyon Road and Harbison Canyon Creek for use as a park and open space. (Formerly CC Harbison Canyon Policy 7)

GRANITE HILLS

Policy LU 3.1.23 Discourage uses that are incompatible with the semi-rural residential character of Granite Hills. (Formerly CC Granite Hills Policy 1)

Policy LU 3.1.24 Facilitate the development of a park for Granite Hills and connectivity to non-motorized trails to encourage walking biking and horseback riding. (Formerly CC Granite Hills Policy 2)

1.2 Community Growth Policy

Issue LU 2.1 The population of the Subregion is expected to grow from approximately 10,507 in 2010 to some 11,813 persons by 2030. There is need to provide sufficient land area and density to accommodate this projected growth within the Subregion. The location and relationship of the Subregion to urbanized areas of the county is such that one of the expressed goals of this plan is to retain the rural character of the Subregion.

In urbanized areas, there is usually a need for about five acres of commercial use per 1,000 population; however, this Subregion located at the fringe of an urban area, has the need for substantially less. Only convenience commercial uses are likely to be necessary, along with certain businesses that are typically found in rural areas, such as feed and tack stores.

Future industrial development may be appropriate within the Subregion. However, the existing rural, estate character of the Subregion will require strict requirements on the type and intensity of any proposed industrial use so as not to disrupt this character.

Almost all of this will take place as the result of the development of single-family, estate sized homes. Although this type of development is not likely to have a major impact on the natural or social environment, it is important that it takes place in a manner that will not detract from the Subregion's scenic resources.

Goal LU 2.1 A land use pattern consistent with the Subregional population forecast that perpetuates and enhances the Subregion's rural character and present living environment, while accommodating gradual residential development that harmonizes with the natural environment. (Combined Formerly General and Residential Land Use Goals)

Policy LU 2.1.1 Discourage the extension of sewers into the planning area to limit inducing growth and high density development. (Formerly LU General Policy 1)

Policy LU 2.1.2 Permit urban development only within the Rural Villages. (Formerly LU General Policy 2)

Policy LU 2.1.3 Restrict the density or intensity of development so that it is not significantly higher than what can be achieved through the Land Use Designations. (Formerly LU General Policy 3)

Goal LU 2.2 Well designed and located commercial and civic areas that are compatible with the character of the community. (Formerly Land Use Commercial Goal)

Policy LU 2.2.1 Require commercial and civic uses to be subject to a Site Plan review by applying the appropriate Special Area Regulations, and to meet the community's design objectives of careful consideration of appropriate native or drought tolerant landscaping, fencing, off-street parking, setbacks, undergrounding of utilities, internal circulation, and the size, dark sky lighting, and character of signs. (Formerly LU Commercial Policy 1)

Policy LU 2.2.2 Locate commercial and civic uses in areas that not only have adequate roads for circulation, but also provide easy and safe pedestrian and bicycle access. (Formerly LU Commercial Policy 2)

Policy LU 2.2.3 Prohibit commercial and civic uses from interfering, either functionally or visually, with adjacent land uses or the rural atmosphere of the community. (Formerly LU Commercial Policy 4)

Policy LU 2.2.4 Discourage commercial and civic uses outside of the Rural Villages and limit all such uses to those that are clearly demonstrated as needed and are compatible with the rural lifestyle of the Subregion. (Formerly LU Commercial Policy 5)

Policy LU 2.2.5 Restrict changes to commercial land use designations within the Crest Rural Village to areas that are adjacent to existing areas of commercially designated land. (Formerly LU Commercial Policy 6)

Goal LU 2.3 Industrial development in the Subregion that is clean, non-polluting, and compatible with the character of the community. (Formerly Land Use Industrial Goal)

Policy LU 2.3.1 Require new industrial areas to be clustered rather than scattered throughout the planning area. (Formerly LU Industrial Policy 1)

Policy LU 2.3.2 Require industrial development to be located where it will be compatible with surrounding land uses, whenever feasible, accessible to major transportation facilities, and capable of being served with all necessary utilities. Require buffers that screen industrial uses from adjacent incompatible land uses. (Formerly LU Industrial Policy 2)

Policy LU 2.3.3 Require new industrial sites to be large enough to accommodate onsite parking, landscaping, and loading facility requirements, and, whenever feasible, to include area for expansion. (Formerly LU Industrial Policy 3)

Policy LU 2.3.4 Require new development of industrial uses to be subject to Site Plan review. (Formerly LU Industrial Policy 4)

Goal LU 2.4 Adequate housing opportunities that are provided for all residents of the Subregion. (Formerly Land Use Housing Goal)

Policy LU 2.4.1 Encourage new, innovative development approaches that take advantage of new housing concepts, on-site energy systems, and utilize waste disposal systems that are non-polluting. (Formerly LU Housing Policy 1)

1.3 Community Conservation and Protection

Goal LU 3.1 An enhanced living environment, which accommodates gradual residential development that harmonizes with the natural environment. (Formerly Land Use Residential Goal)

Policy LU 3.1.1 Require development to preserve the rural atmosphere of the community by blending roads into the natural terrain, prohibiting urban-type improvements, such as curbs, gutters, and sidewalks, while requiring non-motorized walking and riding paths. (Formerly LU Residential Policy 1)

Policy LU 3.1.2 Require development to preserve indigenous plant life, whenever feasible, while planting drought resistant plants. (Formerly LU Residential Policy 5)

Policy LU 3.1.3 Require residential development to provide buffer areas to separate residential uses from incompatible activities that may create heavy traffic, noise, lighting, odors, dust, and unsightly views. (Formerly LU Residential Policy 6)

Policy LU 3.1.4 Require residential development to blend harmoniously with the natural contours of the land without modifying ridgetops; preserve native vegetation as far as possible in an undisturbed state; and incorporate geological formations in landscape designs. (Formerly LU Residential Policy 8)

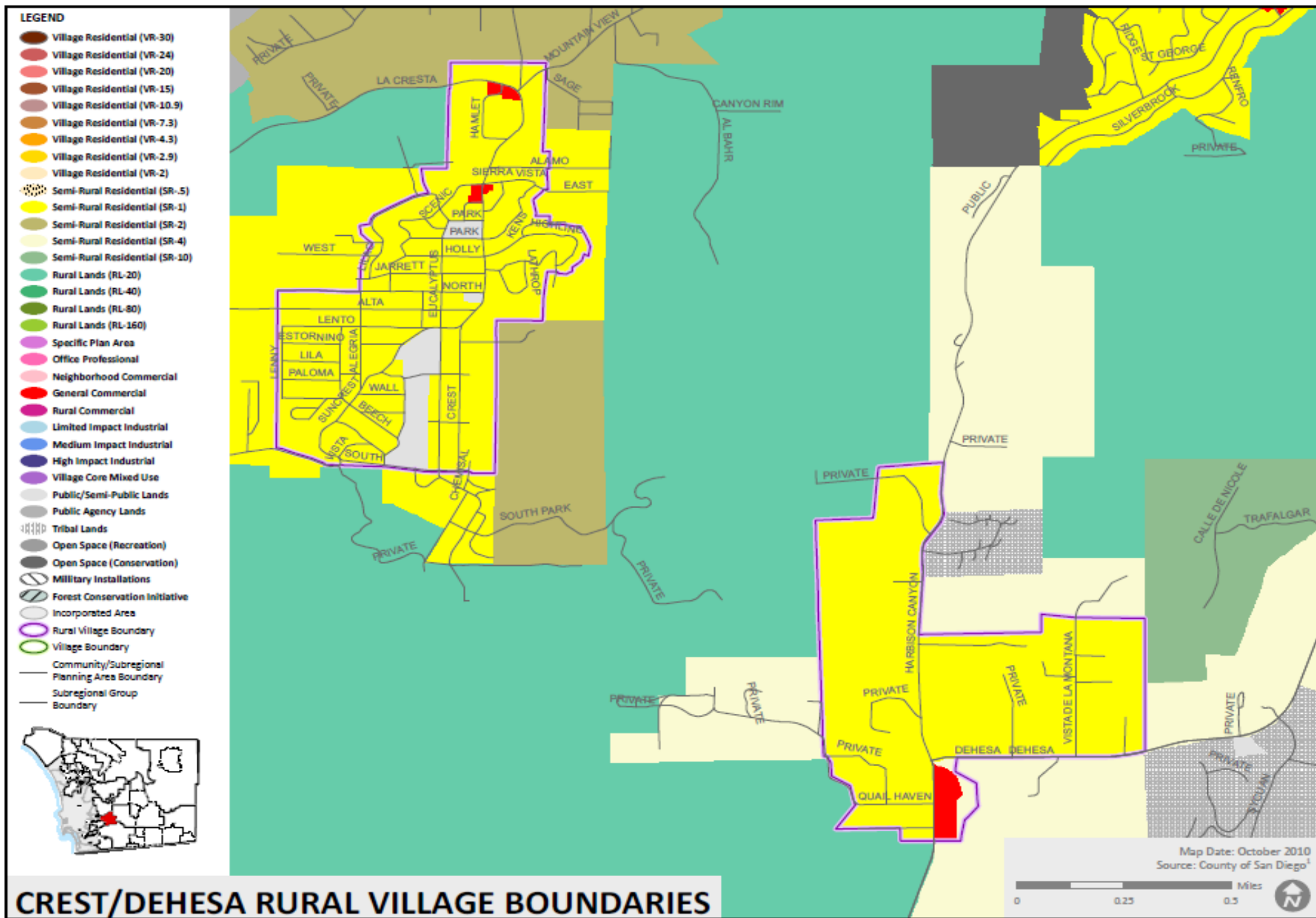


Figure 3

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2. Circulation and Mobility (CM)

2.1 Integrated Mobility and Access

Goal CM 1.1 A road network that complements the natural beauty and rural atmosphere of the community with properly maintained public paved and unpaved roads within the Crest, Dehesa and Harbison Canyon Rural Villages. (Formerly Circulation Goal 4 and Land Use Subregional Policy 1)

Policy CM 1.1.1 Encourage the adoption of separate design criteria for the modes of travel within a road right-of-way for each rural village in the Subregion: Crest, Dehesa, Harbison Canyon, and Granite Hills. (Formerly Circulation Policy 9.g)

Policy CM 1.1.2 Require future driveway access to La Cresta Road to strictly adhere to the County Public Road Standards. (Formerly Circulation Policy 8)

Policy CM 1.1.3 Prohibit improvements typical of urban areas, such as curbs, gutters, and sidewalks, as part of street improvements, whenever feasible. (Formerly LU Subregional Community Character Policy 7)

2.2 Local Road Network

Issue: Local street connections essential to efficient traffic circulation are lost if new subdivisions are designed and built with strictly self-contained private street networks. This often precludes linking with adjacent development, and the effect is to channel all vehicle trips onto designated Mobility Element roads. This can result in a lower level of service and cause out of direction travel.

Goal CM 2.1 Local residential streets that complement and enhance the effectiveness of the designated Mobility Element roads. (Formerly Circulation Goal 6)

Policy CM 2.1.1 Require new subdivisions to maximize opportunities to integrate the local street systems into the project design. (Formerly Circulation Policy 5)

2.3 Fire Access/Egress Routes

Issue CM 3.1 The swift completion of an alternate route out of Crest remains a high priority. Several fires in recent years near the present exit from Crest have underscored the potentially tragic consequences of the current situation.

Goal CM 3.1 A circulation system that provides for the special and urgent needs for emergency access to and from all areas of the community and that provides proper ingress and egress for residents and emergency vehicles at all times. (Formerly Circulation Goal 5)

Policy CM 3.1.1 Designate Suncrest (SC1960) as an emergency fire access road with a locked gate. (Formerly Circulation Policy 1)

Policy CM 3.1.2 Coordinate with the Alpine CPG to designate Bullard Lane, and Montana Serena as emergency fire access roads. (Formerly Circulation Policy 2)

Policy CM 3.1.3 Require any development extending Eucalyptus Street to provide an emergency fire access road to Dehesa Road to provide additional emergency access. (Formerly Circulation Policy 4)

2.4 Local Transit

Issue CM 4.1 Public transit is an essential service for urban areas, and the proximity of the Subregion to urbanized El Cajon makes some form of public transit desirable. Currently, there is only one round trip per day between the Subregion and the urbanized areas to the west. The community is committed to publicizing it so that ridership can be continually improved. The San Diego Trolley line to El Cajon is an example of the regional commitment to public transit. Morning and evening bus service between the Subregion and the eastern terminus of the Trolley would be desirable.

Goal CM 4.1 A public transportation system that serves residents of the Subregion in an efficient and effective manner. (Formerly Circulation Goal 3)

Policy CM 4.1.1 Support on-going programs that encourage the use of the existing public transit service within the Subregion. (Formerly Circulation Policy 11)

Policy CM 4.1.2 Encourage a morning and evening shuttle bus service between the Subregion and the eastern terminus of the Trolley in El Cajon. (Formerly Circulation Policy 12)

2.5 Pedestrian

Issue CM 5.1 The sharing of road right of ways by different travel modes can be hazardous. Planning and providing packed decomposed granite pathways along public roads would be one way to alleviate this problem. Such paths connecting residential areas with schools, churches, parks, and commercial areas would provide an important margin of safety for those persons in the Subregion who choose to utilize non-motorized travel modes. The Light Collector is a Mobility Element road classification that provides extra right of way for pedestrian and equestrian travel. Also, the provisions of Board of Supervisors, Policy J-36 - "Policy and Procedures for Preparation of Community Right of Way Development Standards" would be useful in implementing a program to provide a network of safe community pathways.

Goal CM 5.1 A network of safe community pedestrian pathways that connect residential areas with schools, churches, parks, and commercial areas. (NEW)

Policy CM 5.1.1 Require development to provide safe community pathways along roads that lead to and from schools, parks, churches, and commercially-zoned areas, whenever appropriate. (Formerly Circulation Policy 11)

Policy CM 5.1.2 Encourage a network of community packed decomposed granite pathways adjacent to public roads that will safely accommodate non-motorized travel modes. (Formerly Circulation Policy 12)

Policy CM 5.1.3 Prohibit concrete paved sidewalks in the Subregion, whenever feasible, while requiring development to provide unpaved walking compact decomposed granite paths. (Formerly Circulation Policy 2 and LU Subregional Community Character Policy 8)

2.6 Bicycle and Trails

Goal CM 6.1 A well-connected and maintained bicycle and trail network serving the mobility and recreations needs of the Subregion. (NEW)

Policy CM 6.1.1 Trail easements are identified for non-motorized mountain bicycle, pedestrian, and equestrian use. Pathways within road right-of-ways are identified for pedestrian and equestrian use. Establish Subregion-specific criteria for providing a trail network of varying easement width requirements depending on topography and land use, based on the following criteria require a:

- (1) 20-foot wide easement where proposed trails would cross steep and rugged terrain to allow the trail to meander or switch back and forth in order to maintain acceptable grade, and where proposed between residential lots to provide ample room in the event lots are fenced at the trail right-of-way.
- (2) 10-foot easement Where trails are located adjacent to roads, unless when combined with a 5-foot or 10-foot wide portion (side path) of the road right-of-way, a 5-foot wide easement will suffice.

Policy CM 6.1.2 Require the provision of a bike lane within the shoulder of all public roads, unless the shoulder will be used for parking. In those situations, provide a separate bike lane between the travel lanes and parking, whenever sufficient right-of-way is available. (Formerly Circulation Policy 9.e)

Policy CM 6.1.3 Require development to provide non-motorized walking and riding paths. (Formerly LU Subregional Community Character Policy 8)

2.7 Infrastructure and Utilities

a. Water

Issue CM 7.1 Methods of landscaping, irrigation systems, and choices of plant types are all important factors, which, if carefully considered, can enhance the overall ability of the Subregion to conserve water.

Goal CM 7.1 Sufficient quantities of imported water that is available for all development planned within the boundaries of the County Water Authority. (Formerly Water Service Goal)

Policy CM 7.1.1 Coordinate the delivery of imported water service to Dehesa, along with the provision of infrastructure adequately sized so that service can be provided to all land within the County Water Authority in a cost effective manner. (Formerly Water Service Policy 1)

Policy CM 7.1.2 Require high water use activities, such as golf courses, to be designed to minimize the need for irrigation and to use recycled water. Limit the area of irrigated landscaping for a new golf course to the fairways. (Formerly Water Service Policy 2)

b. Sewer/Septic

Issue CM 7.2 Federal Water Pollution Control Act (P.L. 92 500) emphasizes the importance of improving management of rural wastewater problems that are often caused by septic tanks, but on-site wastewater management can improve the operation and maintenance of septic tank systems. Currently, sewer service is not available for development within the Subregion except for the Singing Hills Specific Plan Area, and there does not appear to be any near term solution to this situation. Therefore, planning within the Subregion will continue with the understanding that future development may be required to utilize onsite subsurface sewage disposal systems.

The Department of Environmental Health generally prefers that minimum lot sizes be zoned at no less than one acre where sewer is not available. The drainage area of the Sweetwater River and its tributaries is watershed for the Sweetwater Reservoir, which provides drinking water for the customers of the Sweetwater Authority. In order to prevent adverse impacts to this water system, development must be carefully scrutinized.

Goal CM 7.2 Liquid waste that is disposed in a manner that minimizes adverse impacts to water quality. (Formerly Liquid Waste Disposal Goal)

Policy CM 7.2.1 Discourage the expansion of sewer service into the Subregion. (Formerly Liquid Waste Disposal policy 1)

Policy CM 7.2.2 Discourage package sewage treatment plants within the watershed of the Sweetwater Reservoir. (Formerly Liquid Waste Disposal policy 2)

c. Storm drainage

For Goals and Policies relating to storm drainage please refer to the County Land Use and Conservation and Open Space Elements.

d. Energy (natural gas and electricity)

For Goals and Policies relating to Solar and Wind Energy please refer to the County Land Use Element.

3. Conservation and Open Space (COS)

3.1 Resource Conservation and Management

a. Plant and animal habitats and wildlife corridors

Issue COS 1.1 Crest contains large areas of coastal sage scrub. Development has taken place generally within the relatively flatter portions of the Subregion Sun Crest, Dehesa Valley, Granite Hills, and Harbison Canyon. The areas still undeveloped are natural, chaparral covered, steep slopes, and riparian and oak woodland filled watercourses. The natural landscape of steep slopes, three prominent mountain tops, and the steep well defined drainage systems enhance the rural character of the Subregion.

Goal COS 1.1 Retain the natural landscape within the Subregion through the preservation and planned management of environmental resources that prevent wasteful exploitation or degradation of those resources. (combined Formerly General Conservation and Natural Habitat Protection Goals)

Policy COS 1.1.1 Preserve the integrity and continued function of natural habitat within the Subregion by maximizing the amount of areas left in natural coastal sage scrub cover to ensure its long term value as a vegetation community and wildlife habitat. (Formerly Natural Habitat Protection Policy 1)

Policy COS 1.1.2 Minimize adverse impacts to areas identified as containing rare and endangered plants within the Subregion. (Formerly Natural Habitat Protection Policy 2)

Policy COS 1.1.3 Require development to provide buffers around areas of sensitive habitats, and encourage use of native and/or hybrid landscaping plants near sensitive plant species. (Formerly Natural Habitat Protection Policy 3)

Policy COS 1.1.4 Encourage connection of biological open space easements to maintain or create wildlife corridors. (Formerly Natural Habitat Protection Policy 4)

b. Surface, groundwater, and watersheds

Issue COS 1.2 The upper portion of Forester Creek is within the Crestridge Ecological Reserve and should be retained in its natural state. Development north of the Crest Country Town is likely to affect Rios Canyon and Los Coches Creek, downstream, because of increased runoff from impervious surfaces associated with development. Development in the Subregion will require grading for homesites, roads, and utilities. Modern technology makes it possible to do large scale grading, which causes scarred slopes, loss of watershed, hill topping,

accelerated erosion, and siltation impacts on natural watercourses. (Formerly Soils Goal)

Goal COS 1.2 Protection of surface water bodies in the Subregion to maintain high quality water resources.

Policy COS 1.2.1 Require development to set back from the streambeds and their banks, and to protect water courses and associated sensitive resources in their natural, undisturbed forms. (Formerly General Conservation Policy 1)

Policy COS 1.2.2 Require development on slopes to incorporate measures, such as split level pads in their design, to minimize the need for pad grading to protect downslope areas from erosion and to disperse runoff to adequately allow for filtration and/or infiltrations. (Formerly Soils Policy 2)

Policy COS 1.2.3 Require development to maximize erosion and siltation control and slope stabilization, whenever grading is required. (Formerly Soils Policy 5)

Policy COS 1.2.4 Require development to minimize and strategically align, road crossings of watercourses. (Formerly Floodplains and Watercourses Policy 2)

c. Agricultural Resources

Issue COS 1.3 Only a small portion of the land in the planning area is in agricultural production because of the severe topography and lack of imported water facilities. The Dehesa Valley is oriented toward an agricultural lifestyle, and, although water is limited, certain crops, such as oats, hay, and grapes, are produced. Some small scale animal husbandry exists, primarily as horse breeding. Agricultural uses are not likely to become a major percentage of the total uses within the Subregion, but they are nonetheless encouraged because the presence of such uses reinforces the rural character of the Subregion.

Goal COS 1.3 Agriculture within the Subregion that continues to be maintained and enhanced. (Formerly Land Use Agriculture goal)

Policy COS 1.3.1 Support agricultural activity that is essential in maintaining the existing rural lifestyle of the Subregion. (Formerly LU Agriculture Policy 1)

Policy COS 1.3.2 Encourage agricultural activities that provide a local or regional source of food, fiber, and fuel provided water and land conservation measures are utilized. (Formerly LU Agriculture Policy 2)

Policy COS 1.3.3 Establish buffer zones between residential areas and large scale agricultural uses, especially when such activities have nuisance characteristics, such as odors, pest infestation, noise, or use chemicals or other hazardous products. (Formerly LU Agriculture Policy 3)

Policy COS 1.3.4 Encourage agriculturally related commercial activities, such as feed stores, veterinary services, and equipment sales and services. (Formerly LU Agriculture Policy 5)

d. Cultural Resources

Issue COS 1.4 The Subregion with its oak woodlands, rock outcrops, and drainages has a high potential for archaeological resources. Within the Subregion, four major prehistoric Indian villages, two historic villages, and over 50 other archaeological sites have been identified.

Goal COS 1.4 The preservation of identified archaeological sites through identification and protection of sites in conjunction with development. (Formerly Cultural Sites Goal)

Policy COS 1.4.1 Require undisturbed onsite preservation of significant archaeological sites through open space easements or site sealing. (Formerly Cultural Sites Policy 2)

e. Energy

Issue COS 1.5 Current technology, knowledge, and materials are available that are capable of significantly reducing home energy use. Utilizing such technology and material as passive solar heating, active solar water and pool heating, photovoltaic, and wind turbines can aid in reducing reliance on electrical or natural gas sources. Another important method of reducing the need to use heating or cooling mechanisms and thereby reduce the reliance on energy is by special attention to site design. The Subregion is generally located within a hot arid climatic zone and there are basic site selection and design criteria which can be utilized that will help moderate climatic extremes.

Goal COS 1.5 Development that conserves non renewable energy resources through the use of energy saving technology, building materials, architecture, and site design. (Formerly Energy Goal)

Policy COS 1.5.1 Restrict development in valleys, especially narrow valleys, while encouraging development at lower hillside locations that benefit from cool air flows. (Formerly Energy Policy 1)

Policy COS 1.5.2 Orient buildings and outdoor activity areas in an east-southeast direction, whenever feasible. (Formerly Energy Policy 2)

Policy COS 1.5.3 Locate buildings to utilize existing trees for shade on west walls that are subject to the higher levels of solar radiation. (Formerly Energy Policy 3)

Policy COS 1.5.4 Minimize use of non-permeable paving material on areas such as parking lots, sidewalks, and streets. (Formerly Energy Policy 4)

Policy COS 1.5.5 Require the use of vegetation, land forms, walls, screens, canopies, and overhangs to shade non-permeable paving areas, whenever feasible. (Formerly Energy Policy 5)

Policy COS 1.5.6 Require grass, groundcover, gravel, or other suitable material in lieu of non-permeable paving around the outside of dwellings, whenever feasible. (Formerly Energy Policy 6)

Policy COS 1.5.7 Locate large non-permeable areas, such as group parking areas and paved court game areas, as far as possible from dwelling units. (Formerly Energy Policy 7)

Policy COS 1.5.8 Consider the drought and dust-resistant properties of vegetation used in control of solar radiation and related microclimate conditions. (Formerly Energy Policy 8)

Policy COS 1.5.9 Require, to the extent possible, materials, colors, and textures that are natural or traditional to the area and of demonstrated value in adapting human activity to hot arid climate conditions. (Formerly Energy Policy 9)

Policy COS 1.5.10 Require development to locate solar collectors in areas of the site where they least impair its visual quality and to adequately screen them from the view of dwellings and outdoor living areas. (Formerly Energy Policy 11)

f. Dark Skies

Issue COS 1.6 A dark night sky is an essential element of the rural character of the Subregion. Light pollution caused by street lights on large scale residential developments, commercial/industrial uses, and outdoor recreation have an adverse cumulative impact on the astronomical dark sky.

Goal COS 1.6 The preservation of dark skies in the Subregion. (Formerly Dark Skies Goal)

Policy COS 1.6.1 Require outdoor lighting in development to be directed downward and screened so that it will not visibly impact areas offsite. (Formerly Dark Skies Policy 1)

Policy COS 1.6.2 Limit street lighting in subdivisions only to what is needed for traffic safety. (Formerly Dark Skies Policy 1)

Policy COS 1.6.3 Require timers for recreational outdoor lighting to eliminate unnecessary use. (Formerly Dark Skies Policy 1)

Policy COS 1.6.4 Restrict street lighting to intersections only to minimize outdoor light and glare and preserve the dark sky, unless additional lighting is required for safety purposes. (Formerly Circulation Policy 9.f)

3.2 Parks and Recreation

Goal COS 2.1 A balanced system of recreation facilities and services in the Subregion that meet community needs and enrich the lives of all residents. (Formerly Recreation Goal)

Policy COS 2.1.1 Encourage the development of local park facilities through the cooperation of the County Parks Department and local sponsor, school, or civic groups. (Formerly Recreation Policy 1)

Policy COS 2.1.2 Require large developments to provide local parks and maintain them and to develop open space continuity. (Formerly Community Character Subregional Policy 2)

CREST

Policy COS 2.1.3 Pursue the expansion of South Lane Park by coordinating the development of facilities with the adjacent School District property (3-5 acres). (Formerly Crest Recreation Policy 1)

Policy COS 2.1.4 Pursue the design and construction of recreation facilities at South Lane Park, connecting to trails to make a linear park; utilizing Park Land Dedication Ordinance funds from the Crest Local Park Planning area and other grant or community funds. (Formerly Crest Recreation Policy 2)

DEHESA

Policy COS 2.1.5 Pursue the acquisition of local park acreage and/or expanded facilities in the vicinity of Dehesa Elementary School in cooperation with the School District. (Formerly Dehesa Recreation Policy 1)

Policy COS 2.1.6 Support the development of riding and hiking trails, community park, and fishing facilities at the former Dehesa Sand Mining facility. Formerly

Policy COS 2.1.7 Acquire local park acreage and develop facilities to include equestrian staging areas along Sloane Canyon once operation and maintenance services are available in the community. (Formerly Dehesa Recreation Policy 3)

Policy COS 2.1.8 Require large developments to provide local parks and maintain them.

HARBISON CANYON

Policy COS 2.1.9 Coordinate with the Alpine community and Alpine School District to develop additional active recreation facilities for community use at the Shadow Hills Elementary School. (Formerly Harbison Canyon Recreation Policy 1)

Policy COS 2.1.10 Promote the expansion of Old Ironsides Park to include adjacent property along the creek area that would be maintained as open space or developed for trail use or additional park facilities. (Formerly Harbison Canyon Policy 1)

REGIONAL PARKS

Policy COS 2.1.11 Coordinate with the Sweetwater Authority to encourage the provision for trails, day use facilities, and access to the lake for recreational use at the Loveland Reservoir. (Formerly Regional Park Policy 1)

Policy COS 2.1.12 Support expansion of the McGinty Mountain Preserve. (Formerly Regional Park Policy 2)

Policy COS 2.1.13 Support the development of a staging area and day use facility after trail connectivity is established.

Policy COS 2.1.14 Promote the acquisition and use of Sloane Canyon as a Regional Park to take advantage of its lack of development and natural scenic beauty. (Formerly Regional Park Policy 4)

4. Safety (S)

4.1 Wildland Fire/Urban Fire

Issue S 1.1 Fire protection is an important concern for this Subregion because the vegetation, topography, and climate combine to present, at certain times, hazardous situations requiring very specific types of fire protection measures. The chaparral and coastal sage scrub that covers most hillsides within the Subregion, and is highly combustible if ignited during periods of high fire hazard. The massive Mount Laguna fire of 1970, destroyed over 200 homes within the Subregion. The Cedar fire of 2003, destroyed over 600 homes within the Subregion. Such events suggest that adequate measures must be taken during the land development process to diminish the level of risk.

People who develop in high fire risk areas are often not fully aware of the degree of hazard to which they are subject. Provision of adequate water service as land subdivides is essential in reducing risk, and it is the single most important factor insurance companies look for when evaluating the relative fire risk for a particular area. Development taking place within existing water districts that provides fire suppression infrastructure is preferable to dependence upon static water sources, such as swimming pools or individual home water tanks. Other important factors, such as fire access roads, fire breaks, fuel management programs, safety areas, and designated helistops, can be planned for a community as part of an overall fire defense system.

Street, road, and building identification should be clear and unobstructed from views from the road. In the community of Crest the lack of standardized street numbering scheme can hinder effective delivery of emergency services. The existing undeveloped and generally low density residential character of the Subregion results in large areas, especially hillsides, being left in natural open space. In most cases, these areas are covered by chaparral or coastal sage scrub and, therefore, susceptible to wildfires. Problems are most acute with hillside development when structures are located uphill from large areas of vegetation. Narrow canyons and ridge saddles are also sites that are typically susceptible to wildfires.

Goal S 1.1 Minimized life and property loss from the unique fire hazard potential, which exists in the Subregion. (Formerly Fire Protection Goal)

Policy S 1.1.1 Require new development utilizing imported water to provide infrastructure for fire suppression, such as pipes and hydrants, in accordance with prevailing standards. (Formerly Safety Policy 1)

Policy S 1.1.2 Require the following in new developments to comply with the following:

- (1) Vegetation cleared, and landscaped with fire resistant plant materials (from between 30 and 100 feet (or more if deemed necessary by the

local Fire Chief) around structures depending upon the location and orientation of the structures to prevent erosion.

- (2) Roofing and exterior walls that utilize fire proof material, such as clay tile or an adequate alternative.
- (3) Design features, such as balconies and eaves, be constructed of appropriate fire resistant material. (Formerly Safety Policy 2)

Policy S 1.1.3 Investigate the possibility of formulating a consistent street address numbering scheme for the Crest area. (Formerly Safety Policy 4)

4.2 Law Enforcement

Issue S 2.1 Service is provided to the Subregion out of Sheriff's substations in Santee, Lakeside, and Alpine. The response time for priority calls throughout the Subregion is about 13 minutes and for non-priority calls the response time ranges from between 20 and 30 minutes.

Goal S 2.1 Law enforcement provided at a level that is commensurate with Subregional needs. (Formerly Law Enforcement Goal)

Policy S 2.1.1 Consider locating a Sheriff's substation within the Crest Rural Village. (Formerly Law Enforcement Policy 1)

5. Specific Plans and Special Study Areas

The Singing Hills Specific Plan Area (SPA)

The Singing Hills SPA was approved by the Board of Supervisors prior to the adoption of this plan. The criteria for development of the Specific Plan are compatible with the goals and policies of this plan.

The Conrock/Fenton Specific Plan Area (SPA)

The Conrock/Fenton SPA recognizes the approved Specific Plan which only provides for extraction of the aggregate sand resource of the Sweetwater River. Any proposal for other uses (e.g., residential) will require a future economic condition of the sand extraction project.

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Appendix A

RESOURCE CONSERVATION AREAS

Figure 4 identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls, such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource conservation areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects that they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

Conservation/Open Space in the Community Background Section of the (c) of the Community Plan includes references to the Resource Conservation Areas (RCAs) by number. The RCAs are shown in Figure 4 below. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative stands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
 - a. in large blocks, if possible;
 - b. wide, rather than long and narrow to minimize adverse effects along their margins; and
 - c. in contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability
- Areas which provide the scenic mountainous backdrop to development within the community.

60. Puetz Valley/Flinn Springs/Oak Riparian Woodland/Harbison Canyon

Resources in this RCA include oak woodland and riparian vegetation in the canyon bottom. Extensive populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*) occur in this area as well. Also included is the gorge area at the southern end of Galloway Valley, which is a highly visible landmark and contains populations of the threatened Lakeside wild lilac (*Ceanothus cyaneus*). This RCA includes a mixture of oak woodlands and steep rocky massive granitic outcrops. Both the woodlands and outcrops serve as valuable wildlife habitat. Part of this northern segment overlaps with Crestridge Ecological Reserve.

68. McGinty Mountain, Sequan Creek, Japatul Road, Loveland Drainage, Loveland Reservoir

This RCA contains most of the Sweetwater River that flows through the Subregion, as well as the three prominent peaks that are visible from within and outside the Subregion; Dehesa Mountain, visible from within the Subregional area or the City of El Cajon; McGinty Mountain, and Mount Sycuan, both prominent visual features defining the subregion, viewable from many County vantage points, including viewpoints to the east, further inland, plus El Cajon, San Diego, and Point Loma. These mountains also are biologically important, because they contain many (at least eight) rare, endangered and threatened plants associated with the reddish, iron- and magnesium- rich gabbro soils. This RCA contains almost the entire world's known population of the endangered Dehesa Nolina (*Nolina interrata*, formerly Dehesa beargrass). Other rare plants in this area include the endangered San Diego Thornmint, threatened San Miguel Savory, Gander's butterweed, Felt leaf rock mint, Dean's milkvetch, the rare California Copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. In addition, the Sweetwater River and its important riparian habitats support a large number of stream dependent wildlife species, including many sensitive species, such as the endangered Arroyo southwestern toad, and Southwestern pond turtle. The California Natural Area Coordinating Council designated this resource area as a Significant Natural Area. Early on, the Nature Conservancy purchased 400 acres near the peak of McGinty Mountain, forming an initial core unit of the RCA. Since then, that core has grown with the creation of the greater San Diego National Wildlife Refuge. At the other inner end of Sloane Canyon, some lands around Sycuan peak have been acquired as an ecological reserve

121. Forester Creek

Resources in this RCA include the oak woodland and streamside riparian vegetation along Forester Creek.

122. North Fork of the Sweetwater River

This area RCA contains oak woodland and streamside riparian vegetation, of high aesthetic and wildlife value.

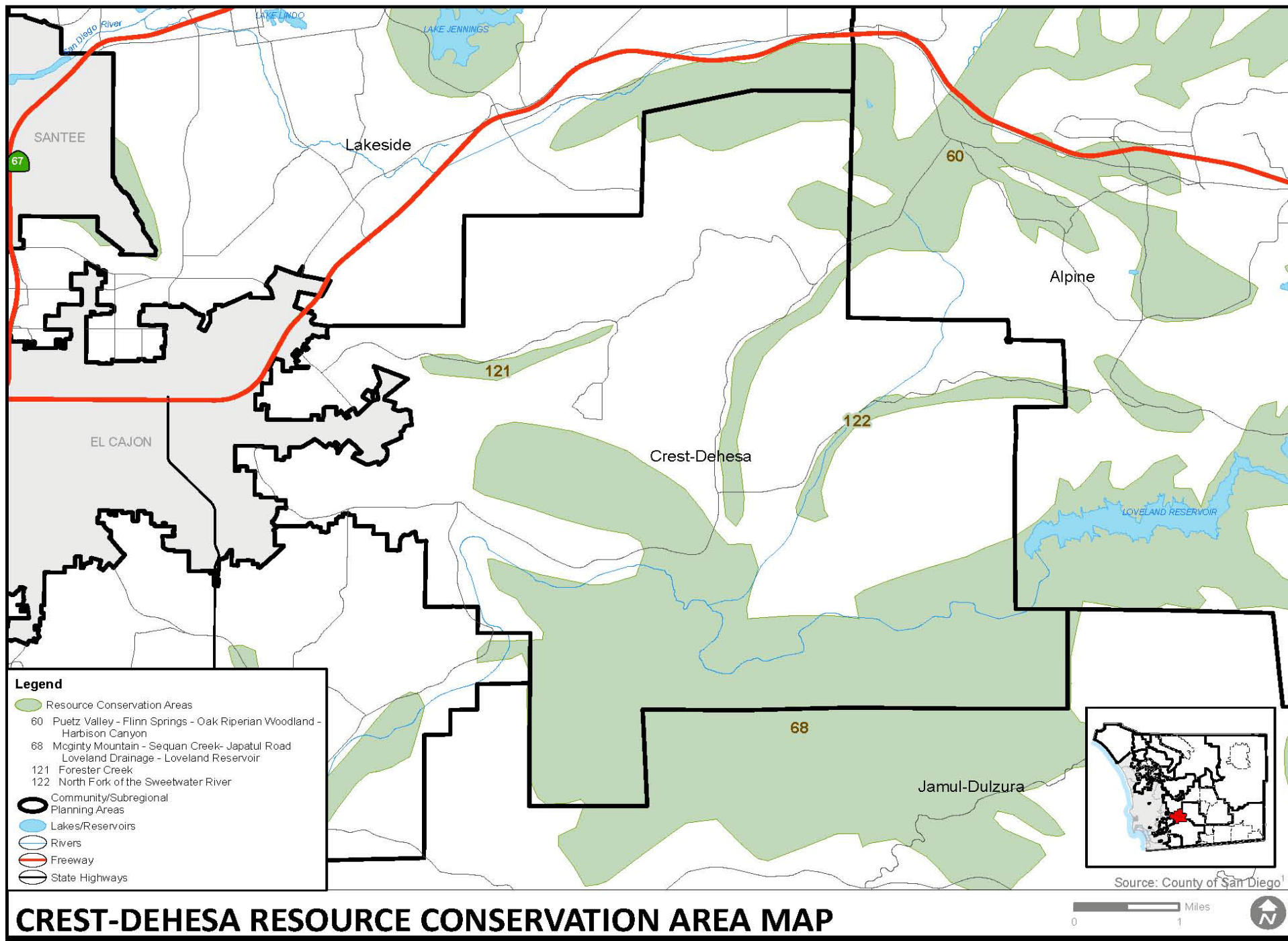


Figure 4: Crest/Dehesa Resource Conservation Areas